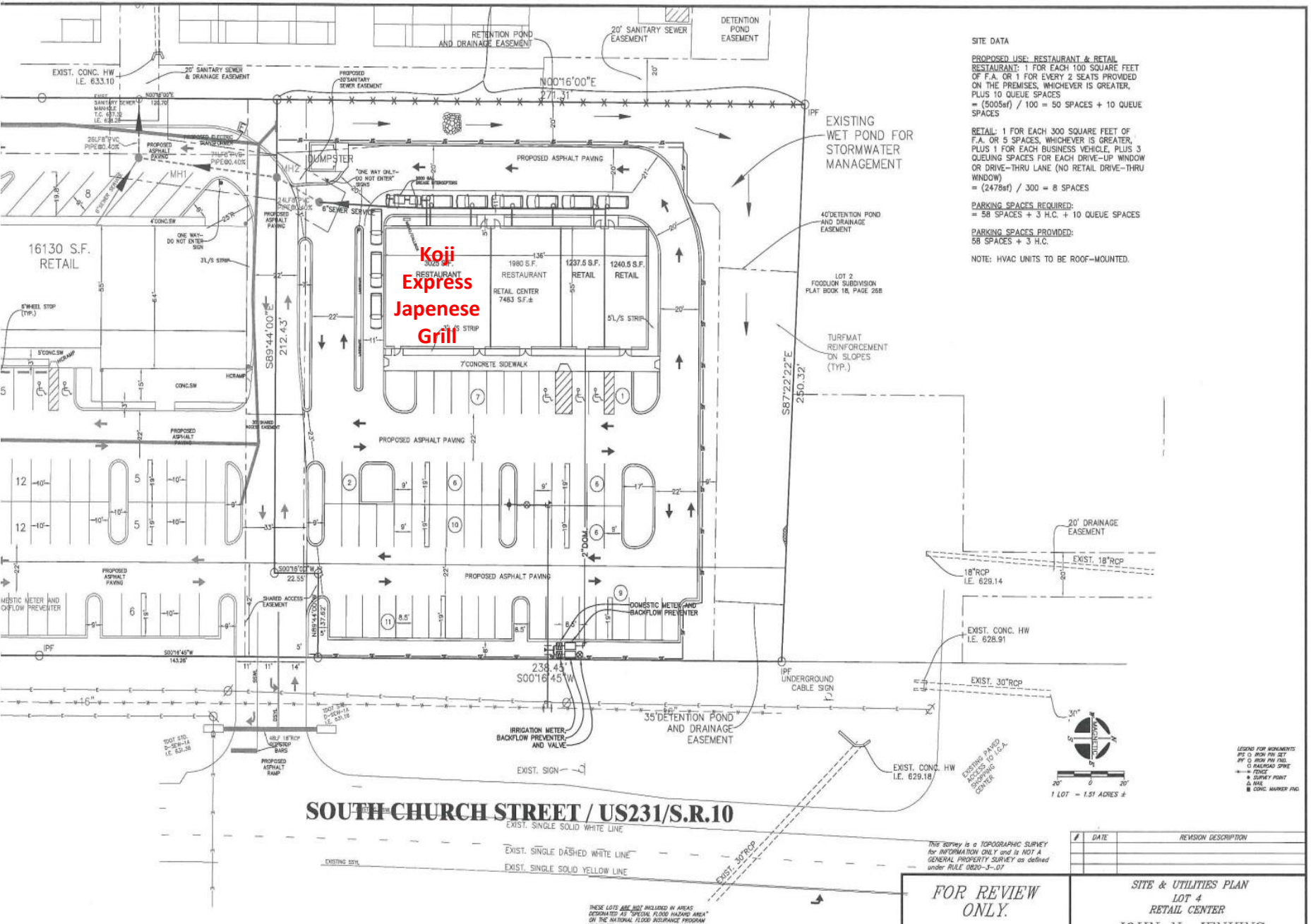
SITE DATA
PROPOSED USE: RESTAURANT & RETAIL
RESTAURANT: 1 FOR EACH 100 SQUARE FEET OF F.A. OR 1 FOR EVERY 2 SEATS PROVIDED ON THE PREMISES, WHICHEVER IS GREATER, PLUS 10 QUEUE SPACES
= (5005sf) / 100 = 50 SPACES + 10 QUEUE SPACES
RETAIL: 1 FOR EACH 300 SQUARE FEET OF F.A. OR 5 SPACES, WHICHEVER IS GREATER, PLUS 1 FOR EACH BUSINESS VEHICLE, PLUS 3 QUEUING SPACES FOR EACH DRIVE-UP WINDOW OR DRIVE-THRU LANE (NO RETAIL DRIVE-THRU WINDOW)
= (2478sf) / 300 = 8 SPACES
PARKING SPACES REQUIRED:
= 58 SPACES + 3 H.C. + 10 QUEUE SPACES
PARKING SPACES PROVIDED:
58 SPACES + 3 H.C.
NOTE: HVAC UNITS TO BE ROOF-MOUNTED.
Koji Express Japenese Grill
16130 S.F. RETAIL
EXISTING WET POND FOR STORMWATER MANAGEMENT
PROPOSED ASPHALT PAVING
DUMPSTER
7'CONCRETE SIDEWALK
RETAIL CENTER 7483 S.F.±
1980 S.F. RESTAURANT
1237.5 S.F. RETAIL
1240.5 S.F. RETAIL
3025 S.F. RESTAURANT
RETENTION POND AND DRAINAGE EASEMENT
20' SANITARY SEWER EASEMENT
DETENTION POND EASEMENT
40' DETENTION POND AND DRAINAGE EASEMENT
LOT 2 FOODUON SUBDIVISION PLAT BOOK 18, PAGE 268
TURFMAT REINFORCEMENT ON SLOPES (TYP.)
20' DRAINAGE EASEMENT
EXIST. 18"RCP
18"RCP I.E. 629.14
EXIST. CONC. HW I.E. 628.91
EXIST. 30"RCP
EXIST. CONC. HW I.E. 629.18
35' DETENTION POND AND DRAINAGE EASEMENT
IRRIGATION METER, BACKFLOW PREVENTER AND VALVE
DOMESTIC METER AND BACKFLOW PREVENTER
UNDERGROUND CABLE SIGN
SHARED ACCESS EASEMENT
EXIST. SIGN
SOUTH CHURCH STREET / US231/S.R.10
EXIST. SINGLE SOLID WHITE LINE
EXIST. SINGLE DASHED WHITE LINE
EXIST. SINGLE SOLID YELLOW LINE
EXIST. 30"RCP
1 LOT = 1.51 ACRES ±
This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07
THESE LOTS ARE NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM
FOR REVIEW ONLY.
SITE & UTILITIES PLAN
LOT 4
RETAIL CENTER
DATE
REVISION DESCRIPTION